



5:30 p.m. – Work Session

No motions or decisions will be considered during this session, which is open to the public.

6:00 p.m. – Council Meeting (Council Chambers)

A. Welcome & Roll Call

B. Pledge of Allegiance – Brandon Cooper

C. Invocation – TBA, by invitation

D. Public Comment

(This is an opportunity to address the City Council regarding your concerns or ideas. No action will be taken during public comment. Please try to limit your comments to three minutes.)

E. Presentations and Reports

1. Mayor's Report
2. City Council Assignment Reports
3. Swearing in – Officer Caleb Montes

F. Consent Items

1. **Consideration to approve meeting minutes from:**

August 19 , 2025 Council Work Session

August 19, 2025 Council Meeting

G. Action Items

1. **Consideration to re-approve an expired subdivision plat for the Riverside Flats Subdivision, located at 667 W 4400 S, Riverdale Utah.**

Presenter: Brandon Cooper

2. **Consideration of Ordinance #997 amending Riverdale City Code 10-10A-3(G): Retail Smoke Shops.**

Presenter: Brandon Cooper

3. **Business License Revocation Appeal for Riverdale Furniture Outlet as requested by Adam Carter.**

Presenter: Brandon Cooper

4. **Discussion regarding general election meet the candidates events.**

Presenter: Steve Brooks

H. Comments

1. City Council
2. City Staff
3. Mayor

I. Adjournment

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 29th day of August, 2025 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni
Riverdale City Recorder

**The City Council meeting on September 2, 2025 is viewable electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in-person participation. The Agenda for the meeting is also attached above. **

https://www.youtube.com/channel/UCegcYe-pIXSRZGd5llencvA/videos?view_as=subscriber

Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday August 19, 2025, at 5:30 p.m., at the Civic Center in the Council Chambers, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:

Braden Mitchell, Mayor
Alan Arnold, Councilmember / Mayor pro tem
Bart Stevens, Councilmember
Anne Hansen, Councilmember
Michael Richter, Councilmember
Stacey Haws, Councilmember

City Employees:

Steve Brooks, City Administrator/Attorney
Brandon Cooper, Community Development Director
Casey Warren, Police Chief
Matthew Hennessy, Fire Chief
Rich Taylor, Community Development Director
Michelle Marigoni, City Recorder

Excused:

The City Council Work Session meeting began at 5:30 p.m. Mayor Mitchell welcomed all in attendance and noted for the record that all Councilmembers were present. Members of city staff were also present.

Public Comment:

Presentations and Reports:

1. Mayor's Report

Mayor Mitchell

2. Recognition of Randy Poulsen and Celeste Noland for service on Riverdale City Planning Commission

3. America First Presentation

4. City Administration Report

- a. Department Reports July
- b. August Anniversaries Employee Recognition
- c. Staffing Authorization Plans
- d. Community Development Report

Consent Items

1. Consideration to appoint Leslie Shupe to the Riverdale City Planning Commission

Wanda Ney will be resigning from the Planning Commission.

2. Consideration to approve meeting minutes from:

July 15 , 2025 Council Work Session
July 15, 2025 Council Meeting
August 5 , 2025 Council Work Session
August 5, 2025 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes. There were none.

Action Items

1. Consideration of Resolution #2025-30 adopting an amendment to the Riverdale City Personnel Policies & Procedures Handbook

Steve Brooks noted this was state mandated to be added to the policy. This will update the policy to follow state code. Chief Warren explained the process and resources available for public safety employees. Councilor Stevens expressed appreciation and spoke about the importance of having this support.

2. Consideration of Resolution #2025-31 certifying the official canvass report of the August 12, 2025 Municipal Primary Election for Riverdale City, Utah

Comments

1. City Council:

Councilor Arnold mentioned the waterline project behind Good Foundations, and said the project is messier than he has ever seen. Construction trash is in the gutters, trenches are left open, and the neighborhood has looked terrible for two months. Mr. Brooks will ask public works to speak with the contractor.

2. City Staff:

3. Mayor:

Adjournment

Having no further business to discuss, the Work Session was adjourned at 5:45 p.m.

Date Approved:

RDA Board Meeting

Start 5:45

**No changes to minutes
Item #1 not needed**

End 5:46

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, August 19, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:	Braden Mitchell, Mayor Alan Arnold, Councilmember / Mayor pro tem Bart Stevens, Councilmember Anne Hansen, Councilmember Michael Richter, Councilmember Stacey Haws, Councilmember
City Employees:	Steve Brooks, City Administrator/Attorney Brandon Cooper, Community Development Director Casey Warren, Police Chief Matthew Hennessy, Fire Chief Rich Taylor, Community Development Director Michelle Marigoni, City Recorder
Excused:	
Visitors:	Tim Snideman Rod Turner

Welcome & Roll Call

The City Council meeting began at 6:00 p.m. Mayor Mitchell called the meeting to order and welcomed those in attendance, including Council Members, City Staff, and members of the public.

Pledge of Allegiance – Stacey Haws

Invocation – In lieu of the invocation, Mayor Mitchell asked Chief Warren conduct a moment of silence for the recent Tremonton-Garland Police officers killed in the line of duty.

Public Comment

Mayor Mitchell invited members of the public to speak.

Rod Turner, Riverdale resident, expressed appreciation to the City Council. He noted that while he sometimes attends meetings regularly and repeats similar concerns, he wanted to emphasize that the Council does not receive enough thanks for the work they do. As a retired resident, he acknowledged that citizens often expect the City to handle problems without showing much gratitude.

Mr. Turner also thanked the Riverdale Police Department and other first responders, especially in light of a recent tragic event in Tremonton. He reflected on his own experience as a first responder 50 years ago, noting that police and emergency personnel often face dangerous and uncertain situations with little recognition. He stated that they have his respect and admiration.

In addition, Mr. Turner expressed appreciation for other City employees, including the staff who restored his water service after a line break and the crews who maintain Golden Spike Park early in the morning. He emphasized that while residents may not often say it, he is grateful for the work of City staff and wanted to make sure they knew they are appreciated.

No further public comments were received.

Presentations and Reports

1. Mayor's Report

Mayor Mitchell reported he had received a nice letter from North View Fire in appreciation for sending firefighters to the Willard Peak fire. Firefighters came in on their days off to backfill the department.

2. Recognition of Randy Poulsen and Celeste Noland for service on Riverdale City Planning Commission

3. America First Presentation

Tim Snideman presented a construction update for the West Bench. The roundabout finished and will open on Monday Morning. The other side of 1500 West should be open when UDOT opens 4400 South after the bridge replacement. Pile driving for the parking garage is finished. Footings are being poured for building A. The retaining wall has had a lot of progress made; the first terrace is nearly complete. Riverdale and Weber Basin water vaults are being constructed.

4. City Administration Report

- a. Department Reports July
- b. August Anniversaries Employee Recognition
 - Dean Gallegos 30 years
 - Baylee Peterson 10 years
 - Kathleen Doxey
- c. Staffing Authorization Plans
- d. Community Development Report

Brandon Cooper noted that the America First project is massive, and they have been making great progress. Panera and Mission just opened. Trader Joe's has passed the 4-way inspection, which is a good sign they are making progress and could be open before Christmas. The canopy and fuel tanks are being removed from the old Speedway, but there is no word on what may be moving in there. Ken Garff will hold a grand re-opening when they finish their remodel.

Consent Items

1. Consideration to appoint Leslie Shupe to the Riverdale City Planning Commission

Mayor Mitchell introduced Leslie, noting that she represents the southern part of the city. He spent some time speaking with her and felt she would be a good addition. She is focused on accessibility, among other things.

MOTION: Councilmember Arnold moved to approve the appointment. Councilmember Richter seconded the motion. There was not any discussion regarding this motion, which passed unanimously in favor.

2. Consideration to approve meeting minutes from:

July 15 , 2025 Council Work Session
July 15, 2025 Council Meeting
August 5 , 2025 Council Work Session
August 5, 2025 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes. There were none.

MOTION: Councilmember Arnold moved to approve the consent items. Councilmember Haws seconded the motion. There was not any discussion regarding this motion, which passed unanimously in favor.

Action Items

1. Consideration of Resolution #2025-30 adopting an amendment to the Riverdale City Personnel Policies & Procedures Handbook

Steve Brooks noted this is a result of state legislation and conforms with the mandated policy on mental health support for first responders.

Motion: Councilmember Arnold moved to approve Resolution #2025-30 adopting an amendment to the Riverdale City Personnel Policies & Procedures Handbook

Second: Councilmember Hansen

There was no discussion on the motion.

Councilor Hansen:	Yes
Councilor Arnold:	Yes
Councilor Richter:	Yes
Councilor Stevens:	Yes

Councilor Haws: Yes

Motion passed unanimously.

2. Consideration of Resolution #2025-31 certifying the official canvass report of the August 12, 2025 Municipal Primary Election for Riverdale City, Utah

Michelle Marigoni presented the official results of the primary election. Councilor Arnold spoke about the process and how good and secure mail in voting is in Weber County, noting he had volunteered as a poll worker for the primary election.

Motion: Councilmember Arnold moved to approve Resolution #2025-31 certifying the official canvass report of the August 12, 2025 Municipal Primary Election for Riverdale City, Utah

Second: Councilmember Richter

There was no discussion on the motion.

Councilor Haws:	Yes
Councilor Hansen:	Yes
Councilor Arnold:	Yes
Councilor Richter:	Yes
Councilor Stevens:	Yes

Motion passed unanimously

Comments

Adjournment

Having no further business to discuss, Councilmember Arnold moved to adjourn the meeting. Councilmember Haws seconded the motion. The meeting was adjourned at 6:38 p.m.

Date Approved:

**RIVERDALE CITY
CITY COUNCIL AGENDA
September 2, 2025**

AGENDA ITEM: G1

SUBJECT: Consideration to re-approve an expired subdivision plat for the Riverside Flats Subdivision, located at 667 W 4400 S, Riverdale Utah.

PRESENTER: Brandon Cooper, Community Development Director

INFORMATION: [a. Executive Summary/Supporting Documents](#)

[BACK TO AGENDA](#)

Body: City Council

Topic: Riverside Flats Subdivision – 667 W 4400 S
Subdivision Plat – Approval of Expired Plat

Department: Community Development

Director: Brandon Cooper

Staff/Presenter: Brandon Cooper

Contact: bcooper@riverdalecity.com

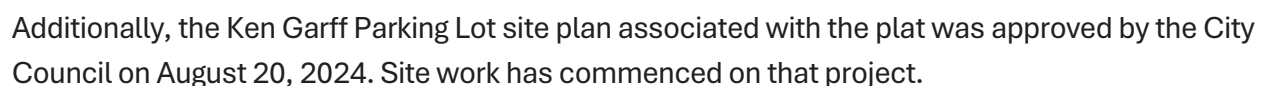
Executive Summary

On August 1, 2023, the Riverdale City Council granted Final Subdivision plat approval to Wright Development Group (developer) for the Riverside Flats Subdivision (plat) located at approximately 667 W. 4400 S. This approval was effective until August 1, 2024.

On July 17, 2024, Wright Development requested a 6-month extension to the plat, due to construction cost increases and financing roadblocks due to increased interest rates. The Planning Commission granted a 6-month extension on August 13, 2024, which expires on February 1, 2025.

On January 15, 2025, Forza Development (landowner) requested an additional 6-month extension, citing that Wright Development was no longer acting as developer representative of the project and that more time is needed to resolve the financial impacts to the project. The Planning Commission granted the extension until August 1, 2025. The developer has failed to record the plat prior to the extension deadline, whereupon the final subdivision approval is void and any vested rights thereunder have been lost. The developer is now requesting approval of the expired plat pursuant to Riverdale City Code 10-21-7.L.

See below for the previously approved plat:



Riverdale City Code **10-21-7.L** states that:

1. *The approval of a final subdivision application shall be effective for a period of one year from the date the final subdivision application is approved by the city council, at the end of which time the final subdivision plat shall have been recorded in the office of the Weber County recorder.*
2. *If the approved final subdivision plat is not recorded within the one year period of date of approval, and the planning commission has not extended the approval of a final subdivision plat, the final subdivision approval shall be void and any vested rights thereunder will be lost, whereupon the planning commission may require that a new subdivision plat be submitted and approval obtained pursuant to this section.* A written request may be submitted to the planning commission prior to expiration of the final subdivision plat for an extension of up to six (6) months. The planning commission can grant such an extension where good cause can be shown. Once the application has expired, in order to reintroduce the proposed subdivision development, the applicant(s) must submit a new application with all applicable fees. (Ord. 881, 7-20-2016)

Forza Development has submitted a new application for subdivision plat approval and is requesting a re-approval of the original expired plat that received an extension from February 1, 2025 to August 1, 2025 (6-months), due to the following reasons:

- Enormous increase in interest rates for financing and construction loans as well as additional financing requirements
- Significant cost increases to basic construction materials, causing the project to undergo additional cost analysis
- Reduction in available liquidity for capital investors to participate in the Project
- Contract negotiations and extensions related to the Garff parking lot

Requested Timeline:

Planning Commission Meeting – August 26, 2025

City Council Meeting – September 2, 2025

Potential Actions:

Following the presentation and discussion of the proposal, the City Council may make:

- 1) a motion to **APPROVE** the Riverside Flats Subdivision plat pursuant to RCC 10-21-7.L
- 2) a motion to **DENY** the Riverside Flats Subdivision plat pursuant to RCC 10-21-7.L
- 3) a motion to **table** the matter to a later date

Planning Commission Recommendation

On August 26, 2025, the Planning Commission considered the application from the developer for an approval of the expired plat. After review and discussion, the Planning Commission voted unanimously to forward a favorable recommendation of approval to the City Council.

Staff Recommendation

Based on the previous extensions made by the Planning Commission on behalf of two separate requests by two different groups, it is found that good cause has been shown for the delays in the project. Additionally, there are no major proposed changes to the previously approved plat. Staff recommends that the Planning Commission approve the expired Riverside Flats Subdivision plat subject to RCC 10-21-7.L.

Attachments

Planning Commission Minutes – August 26, 2025

Previously Approved Final Plat



Riverdale City

SD Development, LLC

H&H - 39th Street, LLC

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405

RIVERDALE CITY PLANNING COMMISSION APPLICATION FOR COMMERCIAL SUBDIVISION SITE PLAN APPROVAL

CASE NO: _____ DATE SUBMITTED: July 29, 2025

APPLICANT'S NAME: Chris Hatch / Forza Development

ADDRESS: 2180 South 1300 East, Suite # 290, SLIC, UT 84106

PHONE: 801-918-5128 TAX I.D. No: 06-01-50-030 06-01-50-052
06-33-40-0002 06-33-40-0001

ADDRESS OF SITE: 691 W. 4400S., 671 W. 4400S. & 667 W. 4400S.

APPLICANT'S INTEREST: Developer

Application is hereby made to the Riverdale City Planning Commission requesting that a commercial subdivision consisting of 2 lots be approved on 296,992 / 6.818 of (number of lots) (sq. ft./acreage) property in the C-3 / R-4 zone in accordance with the attached site plan.

[Signature] manager
Signature of Applicant

[Signature] manager
Signature of Property Owner (Grant)
Grant Properties - Riverdale, LLC

I authorize Chris Hatch / Forza Development to act as my representative in all matters relating to this application.

SD Development, LLC

H&H - 39th Street, LLC

[Signature] manager
Signature of Property Owner (Grant)
Grant Properties - Riverdale, LLC

NOTE: A fee will be charged at the time the site plan is submitted for review - \$50 per lot/unit

Fee: \$ _____ Date paid: _____

Planning Commission set public hearing: Yes ☐ No ☐ Date of Public Hearing: _____

Planning Commission scheduled to hear this application for site plan approval on:

Date: _____ Decision of Commission: _____

City Council scheduled to hear this application for site plan approval on:

Date: _____ Decision of Council: _____

5. Consideration to forward a recommendation to City Council regarding re-approval of an expired subdivision plat for the Riverside Flats Subdivision, located at 667 W 4400 S, Riverdale Utah.

Mr. Cooper went over the history of the project and previous approvals and extensions. Commissioners Hermann and Anderson had questions.

Chris Hatch addressed commissioners for questions. Commissioner Anderson clarified that the project cannot move forward until the plat is amended. Mr. Hatch noted that the parking lot has been started. It has been a difficult time for developers with interest rates, etc. over the last few years. They started construction on the parking lot because Garff needs the space. They didn't want to wait another winter to do that part. The north parcel is still in the works as far as a new plan.

Mr. Cooper noted the re-approval is recommended by staff as nothing on the plat has changed.

If the planning commission recommends approval, it will go to City Council for final approval and they will then have a full year.

MOTION: Commissioner Hermann moved to forward a positive recommendation

SECOND: Commissioner Ney

Commissioner Hermann:	Yes
Commissioner Anderson:	Yes
Commissioner Henstra:	Yes
Commissioner Ney:	Yes
Commissioner Hilton:	Yes
Commissioner Francis:	Yes
Commissioner Bowthorpe:	Absent

Motion passed unanimously.

6. Consideration to approve a six-month extension for an approved subdivision plat for Coleman Vu Estates – Phase 3, as requested by Goldcrest Homes, LLC.

Commissioner Ney inquired about the late submission of the request. Mr. Cooper noted he received the request in July, which was within the appropriate time.

MOTION: Commissioner Hermann moved to approve the six-month extension of the final subdivision plat approval for Coleman Vu Estates Phase 3, based on findings that:

The applicant submitted a timely written request for extension prior to expiration of the original approval; the Planning Commission finds that good cause for the delay has been demonstrated by the applicant; and granting the extension maintains consistency with the City's land use ordinances and follows best practice in neighboring Utah communities.

This extension shall extend the approval period until February 15, 2026.

SECOND: Commissioner Ney

Commissioner Hilton:	Yes
Commissioner Bowthorpe:	Absent
Commissioner Anderson:	Yes
Commissioner Henstra:	Yes
Commissioner Ney:	Yes
Commissioner Francis:	Yes
Commissioner Hermann:	Yes

Motion passed unanimously.

E. Presentations and Reports

1. Community Development update.
2. Discussion and presentation: Mike Hansen, Hansen Planning Group, regarding Riverdale Land Use Code update.

**RIVERDALE CITY
CITY COUNCIL AGENDA
September 2, 2025**

AGENDA ITEM: G2

SUBJECT: Consideration of Ordinance #997 amending Riverdale City Code 10-10A-3(G): Retail Smoke Shops.

PRESENTER: Brandon Cooper, Community Development Director

INFORMATION:

- a. [Ordinance 997](#)
- b. [Executive Summary/Documents](#)

[BACK TO AGENDA](#)



ORDINANCE NO. 997

AN ORDINANCE OF THE RIVERDALE CITY COUNCIL AMENDING TITLE 10, CHAPTER 10A, SECTION 3 (SPECIAL REGULATIONS) OF THE RIVERDALE CITY CODE REGARDING RETAIL TOBACCO SPECIALTY BUSINESSES.

WHEREAS, the City of Riverdale has authority under Utah Code Annotated §§ 10-8-84 and 10-9a-102 et seq. to enact ordinances and regulations to promote the public health, safety, and welfare of its residents; and

WHEREAS, the City Council finds it necessary and appropriate to review and update provisions of the City Code to ensure consistency with state law and to address changes in community needs and land use patterns; and

WHEREAS, Riverdale City staff has prepared a proposed text amendment to Riverdale City Code, Title 10, Chapter 10A, Section 3 (Special Regulations), specifically Subsection (G), to provide updated definitions, licensing requirements, permitted zones, location restrictions, permitted and prohibited sales, density limitations, and compliance provisions for retail tobacco specialty businesses; and

WHEREAS, the Riverdale City Planning Commission, after a duly noticed public hearing, reviewed the proposed amendment and forwarded a recommendation to approve to the City Council; and

WHEREAS, the City Council has reviewed the proposed amendment, considered public input, and determined that the amendment is in the best interest of the City and consistent with the long-term vision of protecting community health, safety, and welfare, while maintaining compatibility with surrounding uses and compliance with state law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH:

SECTION 1: AMENDMENT

Title 10, Chapter 10A, Section 3(G) of the Riverdale City Code is hereby amended to read in its entirety as follows:

G. Retail Tobacco Specialty Businesses

1. **Definition:** A retail tobacco specialty business, commonly known as a smoke shop, is defined as a commercial establishment in which the sale of tobacco products accounts for more than thirty five percent (35%) of the total annual gross receipts for the establishment, where food and beverage products (excluding gasoline sales) is less than forty five percent (45%) of the total

annual gross receipts for the establishment, and the establishment is not licensed as a pharmacy under Utah code.

2. **Licensing:** No business license shall be issued or renewed for a person to conduct business as a retail tobacco specialty business until the person provides proof that the retail tobacco specialty business has (a) a valid permit for a retail tobacco specialty business issued under Utah Code Ann. § 26B-7-501 et seq. (Regulation of Smoking, Tobacco Products, and Nicotine Products), by the local health department having jurisdiction over the area in which the retail tobacco specialty business is located, and (b) for a retailer that sells a tobacco product, a valid license issued by the State Tax Commission in accordance with Utah Code Ann. §§ 59-14-201 and 59-14-301, to sell a tobacco product; and for a retailer that sells an electronic cigarette product or a nicotine product, a valid license issued by the State Tax Commission in accordance with Utah Code Ann. § 59-14-803 to sell an electronic cigarette product or a nicotine product.

3. **Permitted Zone and Use**

Retail tobacco specialty businesses shall be allowed only in the C-3 Commercial Zone and shall require approval as a Conditional Use, as provided in Chapter 19 of this title.

4. **Location and Distance Restrictions**

In accordance with Utah Code Ann. § 10-8-41.6, a retail tobacco specialty business may not be located within:

- 1,000 feet of a *community location*, which includes schools (public or private; trade), licensed daycare facilities or preschools, churches, public libraries, public playgrounds, public parks, youth centers or other spaces use primarily for youth oriented activities, and public recreational facilities;
- 600 feet of another retail tobacco specialty business, or
- 600 feet from property used or zoned for agricultural uses or residential use
 - Distances shall be measured in a straight line from the nearest entrance or exit of the retail tobacco specialty business to the nearest property line of the of the restricted use, without regard to intervening structures or zoning districts.

5. **Permitted Sales**

Retail tobacco specialty businesses may sell only the following products:

- Tobacco products: Any cigar, cigarette, or electronic cigarette as defined in Utah Code Annotated 76-9-1101
- Tobacco-related paraphernalia: any equipment, product, or material of any kind which is used, intended to use, or designed for use to package, repack, store, contain, conceal, ingest, inhale, or otherwise introduce a cigar, cigarette, or tobacco in any form into the human body, as defined in Utah Code Ann. § 76-9-1101.
- Ancillary retail items such as pre-packaged candy, snacks, bottled beverages, and small gift items (e.g., t-shirts, keychains, ashtrays, or similar non-alcoholic merchandise).

6. **Prohibited Sales**

The sale of the following items is strictly prohibited:

- Beer, wine, or any alcoholic beverages.
- Vaping products, devices, and accessories, unless expressly permitted by Utah state code.

- Drug products or paraphernalia beyond the limited products or paraphernalia listed above.

7. Density Limitation

No more than one (1) retail smoke shop per 9,000 residents shall be permitted within Riverdale City.

8. Compliance with County, State and Federal Regulations

All retail smoke shops must maintain compliance with all applicable county, state, and federal regulations regarding the sale and advertising of tobacco products.

SECTION 2: SEVERABILITY

If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, the remainder shall remain in full force and effect.

SECTION 3: CONFLICTS

All ordinances or parts thereof in conflict with this ordinance are hereby repealed.

SECTION 4: EFFECTIVE DATE

This ordinance shall take effect immediately upon publication or posting as required by Utah State law.

PASSED, ADOPTED AND ORDERED POSTED this ____ day of September 2025.

Braden D. Mitchell, Mayor

Attest:

Michelle Marigoni, City Recorder

VOTE	Alan Arnold	_____	Yes	_____	No	_____	Absent
	Bart Stevens	_____	Yes	_____	No	_____	Absent
	Anne Hansen	_____	Yes	_____	No	_____	Absent
	Michael Richter	_____	Yes	_____	No	_____	Absent
	Stacey Haws	_____	Yes	_____	No	_____	Absent

Body: City Council

Topic: Zoning Text Amendment
Consideration to amend Riverdale City Code 10-10A-3(G): Retail Smoke Shops

Department: Community Development

Director: Brandon Cooper

Staff/Presenter: Brandon Cooper

Contact: bcooper@riverdalecity.com

Requested Timeline:

Planning Commission Meeting/Public Hearing – August 26, 2025
City Council Meeting – September 2, 2025

Executive Summary

City Staff proposes certain amendments to **Riverdale City Code Chapter 10-10A-3(G)**, which governs the use of retail smoke shops as a conditional use within the C-3 zone. The purpose of the proposed amendment is to modernize and clarify the code by revising the definition of the use, clarifying licensing requirements, refining language related to permitted and prohibited sales, and ensuring compatibility with Utah state code.

The language in Chapter 10-10A-3(G) has not been updated since its revision through Ordinance 808, adopted June 19, 2012. In response to a recent Conditional Use Permit application—and in light of evolving land use patterns, community needs, and state code requirements, City staff completed a comprehensive review of this section. The purpose of this review is to ensure that any updates support the City’s long-term vision, protect sensitive community areas, and remain compatible with surrounding zones.

Applicable Ordinances

Riverdale City Zoning Ordinance Title 10 Chapter 10 Article A-3 Special Regulations

Analysis and Draft Code Language

See attached draft code language, proposing **Red Text** as new language and ~~Strike Through Text~~ to be eliminated.

https://library.municode.com/ut/riverdale_city/codes/city_code?nodeId=TIT10ZOSURE_CH10COZO_ARTAC0ZOC-

Approval Standards

A decision to amend the zoning text is a matter committed to the legislative discretion of the City Council and is not controlled by one standard. In determination of a recommendation, the Commission may consider some guiding principles before there is a change in code standards:

- Is there sufficient justification for the proposed amendment?
- Does the proposal further the specific statements and purposes of the zoning ordinance?
- Is the proposal consistent with the General Plan?
- Does the proposed amendment create a conflict with any other section of the title or General Plan?
- Have the potential effects of the proposed amendment been determined not to be detrimental to public health, safety, or welfare and represent an overall community benefit?
- Does the proposal implement best current, professional practices of urban planning, design, and engineering practices?

Conformance with General Plan

The General Plan is a resident-driven vision for the City and its future. Best practices outlined in the Plan include:

- 1) the concentration of commercial intensity along key corridors and nodes;
- 2) ensuring uses and intensities are context-appropriate;
- 3) buffering less-compatible land uses and facilitating compatible land use;
- 4) maintaining community character and compatibility with surrounding zones and sensitive uses; and

- 5) The use of zoning tools and conditional approvals to manage redevelopment and infill and to keep regulations aligned with state requirements.

The proposed amendment conforms to the General Plan's land-use framework by channeling the use into appropriate commercial areas, buffering sensitive community locations, and using CUPs and state-aligned licensing to manage impacts and ensure compatibility. The distances and methods mirror state law, improving enforceability and aligning with the Plan's call for practical, lawful implementation.

Following the presentation and discussion of the proposal, the City Council may make (see attached motion language):

- 1) a motion to **APPROVE** the amendments to RCC 10-10A-3(G)
- 2) a motion to **APPROVE WITH MODIFICATIONS** the amendments to RCC 10-10A-3(G)
- 3) a motion to **DENY** the amendments to RCC 10-10A-3(G)
- 4) a motion to **TABLE** the matter to a later date

Planning Commission Recommendation

On August 26, 2025, the Planning Commission held a public hearing to receive comments and input from the interested public. After review and consideration, the Planning Commission voted unanimously to forward a favorable recommendation of approval to the City Council.

Staff Recommendation

Staff recommends the City Council adopt the proposed amendments to RCC 10-10A-3(G).

Attachments:

Resolution
Draft Code language

CURRENT CODE:

10-10A-3: SPECIAL REGULATIONS:

Hereinafter specified permitted and conditional uses shall be allowed only when the following conditions are complied with:

- A. Manufacturing Within Enclosed Building: All manufacturing shall be done within a completely enclosed building.
- B. Odor, Noise: All uses shall be free from objection because of odor, dust, smoke or noise.
- C. Entertainment: In the C-1 neighborhood commercial zone, no entertainment, except recorded music, shall be permitted in cafes, cafeterias, ice cream parlors or restaurants.
- D. Uses Adjacent to a Residential Zone Boundary: All commercial uses which are located within fifty feet (50') of a residential zone boundary and which create noise, vibrations, odors or dust not commonly associated with a residential use shall be conducted completely within the confines of the business building or structure and shall not unreasonably disturb the adjacent residents. Normal deliveries and routine maintenance of building and grounds are exempted from the requirements of this subsection.
- E. Check Cashing, Payday Loan, Title Loan and Pawnshop Businesses: Check cashing, payday loan, title loan and pawnshop businesses are allowed as a conditional use only in the C-3 zone. The C-1, C-2 zones, planned commercial zones, manufacturing zones, planned manufacturing zones, retail/commercial overlay zone, mixed use zone, office park zone, low impact transition overlay zone and the landmark development zone are expressly prohibited from having these uses.
- F. Limit Based on Population: Payday loans/check cashing/consumer loans/title loans/pawnshops/gold buyers, no more than one of each for every four thousand (4,000) residents (payday loans, check cashing and consumer loans are classified as being the same). Retail jewelry stores that do manufacturing repair and buying metal and stones are exempt from this section.
- G. ~~Retail Smoke Shops: A retail smoke shop is allowed only in the C-3 zone as a conditional use. The smoke shop must comply with the following: The state of Utah guidelines require a distance of at least one thousand feet (1,000') for the "specialty business" smoke shop from a community location, which is defined as a school, church, library or park. Riverdale City requires that a smoke shop sell only tobacco and tobacco related products meaning: cigarettes, cigars, blunts, cigarillos, little cigars, snuff, and dipping tobacco. The sale of tobacco paraphernalia other than pipes, rolling paper and humidors is prohibited. No more than one smoke shop for every nine thousand (9,000) residents is permitted.~~
- H. Violations; Penalty: Any principal or manager of firms or corporations who fails to reasonably train the agents or employees of said firms or corporations regarding the provisions of this chapter shall be in violation of this article and shall be guilty and subject to penalty as provided in section 10-1-15 of this title.

PROPOSED NEW CODE:

G. Retail Tobacco Specialty Businesses

1. **Definition:** A retail tobacco specialty business, commonly known as a smoke shop, is defined as a commercial establishment in which the sale of tobacco products accounts for more than thirty

five percent (35%) of the total annual gross receipts for the establishment, where food and beverage products (excluding gasoline sales) is less than forty five percent (45%) of the total annual gross receipts for the establishment, and the establishment is not licensed as a pharmacy under Utah code.

2. **Licensing:** No business license shall be issued or renewed for a person to conduct business as a retail tobacco specialty business until the person provides proof that the retail tobacco specialty business has (a) a valid permit for a retail tobacco specialty business issued under Utah Code Ann. § 26B-7-501 et seq. (Regulation of Smoking, Tobacco Products, and Nicotine Products), by the local health department having jurisdiction over the area in which the retail tobacco specialty business is located, and (b) for a retailer that sells a tobacco product, a valid license issued by the State Tax Commission in accordance with Utah Code Ann. §§ 59-14-201 and 59-14-301, to sell a tobacco product; and for a retailer that sells an electronic cigarette product or a nicotine product, a valid license issued by the State Tax Commission in accordance with Utah Code Ann. § 59-14-803 to sell an electronic cigarette product or a nicotine product.

3. **Permitted Zone and Use**

Retail tobacco specialty businesses shall be allowed only in the C-3 Commercial Zone and shall require approval as a Conditional Use, as provided in Chapter 19 of this title.

4. **Location and Distance Restrictions**

In accordance with Utah Code Ann. § 10-8-41.6, a retail tobacco specialty business may not be located within:

- 1,000 feet of a *community location*, which includes schools (public or private; trade), licensed daycare facilities or preschools, churches, public libraries, public playgrounds, public parks, youth centers or other spaces use primarily for youth oriented activities, and public recreational facilities;
- 600 feet of another retail tobacco specialty business, or
- 600 feet from property used or zoned for agricultural uses or residential use
 - Distances shall be measured in a straight line from the nearest entrance or exit of the retail tobacco specialty business to the nearest property line of the of the restricted use, without regard to intervening structures or zoning districts.

5. **Permitted Sales**

Retail tobacco specialty businesses may sell only the following products:

- Tobacco products: Any cigar, cigarette, or electronic cigarette as defined in Utah Code Annotated 76-9-1101
- Tobacco-related paraphernalia: any equipment, product, or material of any kind which is used, intended to use, or designed for use to package, repack, store, contain, conceal, ingest, inhale, or otherwise introduce a cigar, cigarette, or tobacco in any form into the human body, as defined in Utah Code Ann. § 76-9-1101.
- Ancillary retail items such as pre-packaged candy, snacks, bottled beverages, and small gift items (e.g., t-shirts, keychains, ashtrays, or similar non-alcoholic merchandise).

6. Prohibited Sales

The sale of the following items is strictly prohibited:

- Beer, wine, or any alcoholic beverages.
- Vaping products, devices, and accessories, unless expressly permitted by Utah state code.
- Drug products or paraphernalia beyond the limited products or paraphernalia listed above.

7. Density Limitation

No more than one (1) retail smoke shop per 9,000 residents shall be permitted within Riverdale City.

8. Compliance with County, State and Federal Regulations

All retail smoke shops must maintain compliance with all applicable county, state, and federal regulations regarding the sale and advertising of tobacco products.

**RIVERDALE CITY
CITY COUNCIL AGENDA
September 2, 2025**

AGENDA ITEM: G3

SUBJECT: Business License Revocation Appeal for Riverdale Furniture Outlet as requested by Adam Carter.

PRESENTER: Brandon Cooper, Community Development Director

INFORMATION: [a. Executive Summary/Supporting Documents](#)

[BACK TO AGENDA](#)

Body: City Council

Topic: Appeal to City Council
**Business License Suspension/Revocation – 1156 W. Riverdale Road –
Riverdale Furniture Outlet**

Department: Community Development

Director: Brandon Cooper

Staff/Presenter: Brandon Cooper; Steve Brooks

Contact: bcooper@riverdalecity.com

Requested Timeline:

City Council Meeting – September 2, 2025

Executive Summary

Applicable Ordinances:

Pursuant to **Riverdale City Code Chapter 3-1-12**, business licenses may be suspended or revoked for any of the following reasons:

1. *Fraud or misrepresentation in its procurement.*
2. *Violation of Riverdale City Code Chapter 1, or failure to comply with all of the provisions of chapter 1.*
3. *Failure to pay any license fee levied when due.*
4. *Failure to comply with the requirements imposed by the provisions of title 10 of this code.*
5. *Violation of any city ordinance or state or federal statute involving moral turpitude.*
6. *Conduct or act of the licensee or his employees, or any act permitted by them, on the premises where such business is conducted tending to render the premises a public nuisance or a menace to the health, peace or general welfare of the city.*
7. *A violation of city ordinance or federal or state statute relating to the business or activity which is licensed and resulting from the conduct of such business or activity.*

8. *The licensee has refused to allow authorized representatives of the city to make an inspection or has interfered with such representative while in the performance of his/her duty in making such inspection.*
9. *The licensee is not complying with a requirement or condition set by the planning commission or community development department, under a conditional use permit; by the city council; or by agreement.*
10. *Upon reasonable grounds, to believe that the licensee has engaged in any conduct which immediately endangers the health or safety of persons or protection of property within the city*

Procedures:

The city administrator, or his/her designee, has the authority to deny, suspend or revoke a license without a hearing, for reasons provided for in Riverdale City Code Title 3 Chapter 1.

The city administrator, or his/her designee, shall cause written notice to be given to the applicant or licensee of his or her decision to deny, suspend or revoke a license, the reason for such decision, the licensee's right to appeal the city administrator's decision and have a hearing, and the appeal procedure. However, if that decision is appealed, the suspension or revocation shall not take effect until the time period for appealing the decision has passed.

Appeals of the city administrator's decision to deny, suspend or revoke a license may be made by filing a written notice of appeal to appear before the City Council with the City recorder within fifteen (15) days of receipt of the notice of denial, suspension or revocation.

The notice of appeal shall be in writing and shall set forth with specificity the reasons for which the appeal is taken.

If the city administrator's decision is appealed, before the City Council finalizes the suspension, revocation or refusal to issue or renew any license, it shall first afford the licensee an opportunity in a hearing to show cause why the license should be issued or renewed or should not be suspended or revoked.

After such hearing and upon due deliberation, the City Council shall notify the licensee of its findings and determination.

History of Case:

On July 3, 2025, Stephen May, Riverdale City Code Enforcement Officer, notified Mr. Adam Carter, owner of Riverdale Furniture Outlet, located at 1156 W. Riverdale Road, of certain violations of the Riverdale City Code.

After minimal progress was made toward resolving the violations, Mr. Carter was invited to a meeting with City staff on July 9, 2025. Attendees included Mr. Steve Brooks, Mrs. Michelle Marigoni, Mr. Brandon Cooper, Mr. Casey Warren, and Mr. Stephen May. Following the meeting, on July 10, 2025, the City issued a follow-up letter to Mr. Carter outlining the outstanding violations and the compliance steps discussed.

These violations include:

1. UNLICENSED BUSINESS OPERATIONS

3-1-3: LICENSE REQUIRED; STATE SALES TAX NUMBER:

It is unlawful for any person to engage in business within Riverdale City without first procuring the license required by this chapter. All persons doing business in Riverdale City which are required to have a State Sales Tax number shall report to the Utah State Tax Commission that Riverdale City is the point of sale. Said persons or entities doing business in Riverdale City shall provide to the City a copy of the State certificate listing the appropriate Riverdale City point of sale code as a prerequisite to receiving a Riverdale City business license. (Ord. 586, 3-21-2001)

- **Violation:** No active Riverdale City business license and/or registered State sales tax number exists for U-Haul rentals/sales or for the Furniture Outlet at this address. No tax filings have been reported to the Utah State Tax Commission indicating Riverdale as the point of sale between January 2024 and the date of this notice.

2. ACCUMULATION OF JUNK

4-5-3(13): ACCUMULATION OF JUNK:

Accumulation of used or damaged lumber; junk; salvage materials; abandoned, discarded or unused furniture; stoves, sinks, toilets, cabinets, or other fixtures or equipment stored so as to be visible from a public street, alley, or adjoining property. However, nothing herein shall preclude the placement of stacked firewood for personal noncommercial use on the premise.

- **Violation:** Mattresses, furniture, and other items are being stored openly on the west side of the building behind a chain link fence.

3. ABANDONED VEHICLES

4-5-3(21): ABANDONED VEHICLES:

A car, truck, bus, motor home, fifth wheel vehicle, trailer, camper, boat, jet ski, motorcycle, ATV, snowmobile, and/or a combination thereof or any other vehicle that is not currently registered or is in an undrivable condition or unusable as a vehicle and is visible from a public street or an adjoining property. If any of the above mentioned types of vehicles are visible from a public street or an adjoining property, the vehicle or vehicles if allowed to remain on property must be stored/enclosed in an approved accessory building or garage. Tarps, covers, tents or temporary shelters are not approved enclosures to be used for the purpose of complying with this section.

- **Violation:** Multiple vehicles, including a black semi-truck, yellow Ford truck without a bed, red Nissan truck, various semi-truck trailers, and an over-the-cab camping shell have been observed being stored at the property.

4. IMPROPER PARKING OR STORAGE

4-5-3(22): IMPROPER PARKING OR STORAGE:

a. Parking or storage of inoperative, unregistered, abandoned, wrecked or dismantled vehicles, boats, trailers or vehicle parts, including recreational vehicles, on a premises or in the public right-of-way.

- **Violation:** Multiple vehicles, including a black semi-truck, yellow Ford truck without a bed, red Nissan truck, various semi-truck trailers, and an over-the-cab camping shell have been observed being stored at the property.

5. UNAUTHORIZED RESIDENTIAL USE

10-10A-4: COMMERCIAL ZONE USES

Residential dwelling units are not a permitted use in the C-3 zone

- **Violation:** Evidence suggests signs of residential habitation in the building or otherwise at the property, which is not permitted in a commercial zone.

6. INADEQUATE PARKING SPACES FOR NON-DWELLING BUILDING

10-15-3: PARKING SPACE FOR NONDWELLING BUILDING:

The required number of parking stalls for a Furniture Store is 1 space per 300 square feet of sales floor space in building.

- **Violation:** It is estimated that the Furniture Outlet has a sales floor area of approximately 10,000 square feet. The minimum required parking would be 33 stalls. The improper parking or storage of inoperable or unregistered vehicles, along with the unlicensed storage and rentals of U-Hauls, is obstructing required parking capacity.

7. FIRE CODE VIOLATIONS

IFC 2018 604.3/604.5.1: BUILDING SERVICES AND SYSTEMS:

Electrical system components—like panels, breakers, and wiring—are required to be maintained in a safe condition, free of damage, deterioration, or unauthorized modifications.

- **Violation:** Improper storage of materials within the working space of electrical service equipment; improper connection of extension cords or power tap

As a result of that meeting, Riverdale City **suspended the business license** for Furniture Outlet (License #2544), effective July 10, 2025. The suspension would remain in place for **30 days**, during which time Mr. Carter was asked to complete the following steps:

1. **Cease all U-Haul rental and sales activity** until proper licensing is obtained.
2. **Remove all unlicensed and inoperable vehicles** from the property.
3. **Eliminate all outdoor accumulation of junk** or non-permitted storage.
4. **Cease all residential occupancy** within the commercial building.
5. **Restore required parking capacity** by clearing obstructed stalls.
6. **Remove improperly stored materials in front of electrical equipment and ensure all electrical cords are plugged into an approved receptacle and serve only one appliance.**
7. **Submit a valid Utah State Sales Tax Certificate to Riverdale City.** File the appropriate Utah sales tax return and pay the applicable amounts for the period beginning in January 2024 up to July 2025.
8. **Schedule the required annual Fire Department Inspection with Riverdale City Fire.**

Mr. Carter was advised that if all violations were fully corrected within the 30-day period, the City would consider reinstating the business license. However, if compliance was not achieved by the deadline, the license would be permanently revoked, and additional enforcement actions could be pursued.

Thirty-one days following the date of the letter, an inspection of the premises showed that Mr. Carter had not fully corrected the violations identified in the earlier letter. As a result,

on August 11, 2025, the City issued a notice of its decision to revoke the business license, which also outlined the steps for filing an appeal.

On August 25, 2025, Mr. Carter submitted an application for an appeal with a written appeal request.

City Council Consideration

It is requested that the City Council afford the licensee an opportunity in a hearing to show cause why license # 2544 for the Riverdale Furniture Outlet should not be revoked.

Following the presentation and discussion, the City Council may make:

- 1) a motion to **UPHOLD** the City Administrator's decision to revoke business license #2544 for the Riverdale Furniture Outlet pursuant to Riverdale City Code 3-1-12.
- 2) a motion to **REINSTATE** business license #2544 for the Riverdale Furniture Outlet pursuant to Riverdale City Code 3-1-12.
- 3) a motion to **TABLE** the matter to a later date

Attachments:

Notice of Code Violation(s) and Business License Suspension – July 10, 2025

Notice of Decision to Revoke Business License – August 11, 2025

Application for Appeal – Adam Carter – August 25, 2025



July 10, 2025

Adam Carter
Furniture Outlet
1156 Riverdale Road #3
Riverdale, Utah 84405

RE: Notice of Code Violation(s) and Business License Suspension

Mr. Carter:

Riverdale City has identified certain violations of the Riverdale City Code at the Riverdale Furniture Outlet, located at 1156 W Riverdale Road, Unit #3. These violations are as follows:

1. UNLICENSED BUSINESS OPERATIONS

3-1-3: LICENSE REQUIRED; STATE SALES TAX NUMBER:

It is unlawful for any person to engage in business within Riverdale City without first procuring the license required by this chapter. All persons doing business in Riverdale City which are required to have a State Sales Tax number shall report to the Utah State Tax Commission that Riverdale City is the point of sale. Said persons or entities doing business in Riverdale City shall provide to the City a copy of the State certificate listing the appropriate Riverdale City point of sale code as a prerequisite to receiving a Riverdale City business license. (Ord. 586, 3-21-2001)

- **Violation:** No active Riverdale City business license and/or registered State sales tax number exists for U-Haul rentals/sales or for the Furniture Outlet at this address. No tax filings have been reported to the Utah State Tax Commission indicating Riverdale as the point of sale between January 2024 and the date of this notice.

2. ACCUMULATION OF JUNK

4-5-3(13): ACCUMULATION OF JUNK:

Accumulation of used or damaged lumber; junk; salvage materials; abandoned, discarded or unused furniture; stoves, sinks, toilets, cabinets, or other fixtures or equipment stored so as to be visible from a public street, alley, or adjoining property. However, nothing herein shall preclude the placement of stacked firewood for personal noncommercial use on the premise.

- **Violation:** Mattresses, furniture, and other items are being stored openly on the west side of the building behind a chain link fence.

3. ABANDONED VEHICLES

4-5-3(21): ABANDONED VEHICLES:

A car, truck, bus, motor home, fifth wheel vehicle, trailer, camper, boat, jet ski, motorcycle, ATV, snowmobile, and/or a combination thereof or any other vehicle that is not currently registered or is in an undrivable condition or unusable as a vehicle and is visible from a public street or an adjoining property. If any of the above mentioned types of vehicles are visible from a public street or an adjoining property, the vehicle or vehicles if allowed to remain on property must be stored/enclosed in an approved accessory building or garage. Tarps, covers, tents or temporary shelters are not approved enclosures to be used for the purpose of complying with this section.

- **Violation:** Multiple vehicles, including a black semi-truck, yellow Ford truck without a bed, red Nissan truck, various semi-truck trailers, and an over-the-cab camping shell have been observed being stored at the property.

4. IMPROPER PARKING OR STORAGE

4-5-3(22): IMPROPER PARKING OR STORAGE:

a. Parking or storage of inoperative, unregistered, abandoned, wrecked or dismantled vehicles, boats, trailers or vehicle parts, including recreational vehicles, on a premises or in the public right-of-way.

- **Violation:** Multiple vehicles, including a black semi-truck, yellow Ford truck without a bed, red Nissan truck, various semi-truck trailers, and an over-the-cab camping shell have been observed being stored at the property.

5. UNAUTHORIZED RESIDENTIAL USE

10-10A-4: COMMERCIAL ZONE USES

Residential dwelling units are not a permitted use in the C-3 zone

- **Violation:** Evidence suggests signs of residential habitation in the building or otherwise at the property, which is not permitted in a commercial zone.

6. INADEQUATE PARKING SPACES FOR NON-DWELLING BUILDING

10-15-3: PARKING SPACE FOR NONDWELLING BUILDING:

The required number of parking stalls for a Furniture Store is 1 space per 300 square feet of sales floor space in building.

- **Violation:** It is estimated that the Furniture Outlet has a sales floor area of approximately 10,000 square feet. The minimum required parking would be 33 stalls. The improper parking or storage of inoperable or unregistered vehicles, along with the unlicensed storage and rentals of U-Hauls, is obstructing required parking capacity.

7. FIRE CODE VIOLATIONS

IFC 2018 604.3/604.5.1: BUILDING SERVICES AND SYSTEMS:

Electrical system components—like panels, breakers, and wiring—are required to be maintained in a safe condition, free of damage, deterioration, or unauthorized modifications.

- **Violation:** Improper storage of materials within the working space of electrical service equipment; improper connection of extension cords or power tap

ENFORCEMENT ACTION & COMPLIANCE PATH

On **July 9, 2025**, City staff met with you to discuss these violations. As a result of that meeting and under the authority of the City Administrator, Riverdale City has **suspended the business license** for Furniture Outlet (License #2544), effective immediately. This suspension will remain in place for **30 days**, during which time the following steps must be completed:

1. **Cease all U-Haul rental and sales activity** until proper licensing is obtained.
2. **Remove all unlicensed and inoperable vehicles** from the property.
3. **Eliminate all outdoor accumulation of junk** or non-permitted storage.
4. **Cease all residential occupancy** within the commercial building.
5. **Restore required parking capacity** by clearing obstructed stalls.
6. **Remove improperly stored materials in front of electrical equipment and ensure all electrical cords are plugged into an approved receptacle and serve only one appliance.**
7. **Submit a valid Utah State Sales Tax Certificate to Riverdale City.** File the appropriate Utah sales tax return and pay the applicable amounts for the period beginning in January 2024 up to July 2025.
8. **Schedule the required annual Fire Department Inspection with Riverdale City Fire.**

NEXT STEPS

If all violations are fully abated within the 30-day window, the City will consider reinstating your business license. If compliance is not achieved by the deadline, the license will be **revoked permanently**, and additional enforcement actions may follow.

Your immediate attention to this matter is required. If you have any questions or need assistance in coordinating compliance, please contact the Community Development Department at your earliest convenience.

Brandon W. Cooper

Community Development Director



Administrative Offices

*4600 So. Weber River Drive
Riverdale, Utah 84405*

*Tel 801.394.5541
Fax 801.399.5784*

Adam Carter
Riverdale Furniture Outlet
1156 W Riverdale Road
Riverdale, UT 84405

August 11, 2025

This letter serves as your notification of the decision to revoke the business license for Riverdale Furniture Outlet, as of August 11, 2025, for the following reasons:

- Violation of this chapter or failure to comply with all of the provisions of this chapter (Title 3 - Business and License Regulations, Chapter 1: General License Provisions)
- Failure to comply with the requirements imposed by the provisions of Title 10 of the Riverdale City Code
- Conduct or act of the licensee or their employees, or any act permitted by them, on the premises where such business is conducted to render the premises a public nuisance or a menace to the health, peace, or general welfare of the city
- Violation of city ordinance or federal or state statute relating to the business or activity which is licensed and resulting from the conduct of such business or activity
- Licensee not complying with requirements or conditions set by the planning commission or community development department; by the city council; or by agreement

Any business conducted after August 11, 2025 will be cited as a class B misdemeanor for each day of operation, in accordance with Riverdale City Code Title 3: Business Licensing, Chapter 1, Section 12 (3-1-12) SUSPENSION, REVOCATION OR REFUSAL TO RENEW.

This decision may be appealed by filing a written notice of appeal to appear before the city council with the city recorder within fifteen (15) days of the receipt of the notice of revocation.

The notice of appeal shall be in writing and shall set forth with specificity the reasons for which the appeal is taken. If the decision is appealed, the revocation shall not take effect until the time period for appealing the decision has passed.

Thank you,

Michelle Marigoni,
Riverdale City Recorder/Business Licensing

enc: Riverdale City Code 3-1-12: SUSPENSION, REVOCATION OR REFUSAL TO RENEW.
cc: Steve Brooks, Riverdale City Administrator/Attorney, Brandon Cooper
Riverdale City Community Development Director



**Riverdale
City**

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405

**APPLICATION FOR AN APPEAL TO THE
CITY APPEAL AUTHORITY**

Case No. _____
Date Submitted Aug 25, 2025
Address of Site 1156 W Riverdale Rd. Riverdale UT 84405
Applicant's Name Adam Carter
Phone Number 801-724-1668
Address 861 N. 300 W.
Pleasant Grove UT, 84062

Note: applicant must submit a plat map (from the County Recorder's Office) which shows property location and a plot plan showing the nature of the request (show buildings, structures, driveways, etc. and all items relating to the appeal).

☒ Plat map Received ☐ Plot Plan Received

FEE SCHEDULE:

N/A City Counsel
\$400. Received for petition requesting a decision from the City Appeal Authority (refundable only if final decision is made fully in favor of appellant).

THIS APPEAL REQUEST:

☐ A hearing to decide appeal where it is alleged by appellant that there is an error in any order, requirement, decision or refusal in enforcing of the Zoning Ordinance.

☐ A Variance: ☐ lot size ☐ yard setback ☐ frontage width
☐ other _____

☐ An interpretation of the Zoning map and/or Ordinance

☒ Other: (Please specify) Reinstatement of Business license

PLEASE EXPLAIN YOUR APPEAL: see Attachment

STATE YOUR REASONS FOR MAKING THE APPEAL: see Attachment

ANSWER THE FOLLOWING ONLY IF A VARIANCE IS REQUESTED:

1. List the special circumstance attached to this property, which does not generally apply to other surrounding property in the same zone (i.e. topography, natural features, unusual shape, etc.).

NA

2. What rights or privileges, which are possessed by other properties in the same zone, is this property deprived of because of the above listed special circumstances?

NA

3. What are the unnecessary difficulties and hardships that will be imposed upon the appellant if the strict letter of the Zoning Ordinance is adhered to and the variance is not granted?

NA

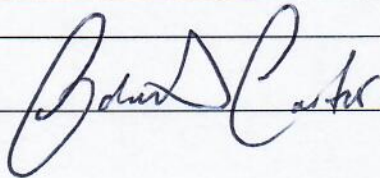
4. State how the proposed variance will not substantially affect the City's general plan and will not be contrary to the public interest.

NA

5. State how the spirit of the City's zoning ordinance would be observed and justice done by the grant of the requested variance.

NA

SIGNED:

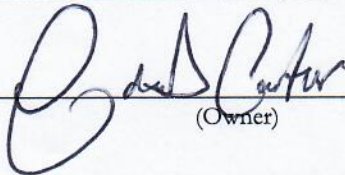


DATE:

8/25/2025

I authorize

to act as my agent in all matters relating to this application.



(Owner)

Agent as Authorized by Owner

Notice of Appeal Letter

Aug 25, 2025

Dear Riverdale city,

As to the matters brought to my attention on July 9, 2025 concerning code violations.

Located at: 1156 W Riverdale Rd. Riverdale 84405.

To my knowledge and to the best of my ability all the issues causing a suspension of business license for Riverdale Furniture Outlet have been resolved.

Riverdale Furniture Outlet has worked diligently to obtain full compliance of enforcement action.

Enforcement Action & Compliance Path

- 1-8 AS stated in letter from city of Riverdale have been resolved.

Riverdale Furniture Outlet is a new business to the city of Riverdale and strives to carry high quality products at a low price to the customers in this area. Riverdale Furniture Outlet also seeks to achieve a high level of professional conduct and create a neat, clean and safe environment to its customers and employees.

We also pride ourselves in our business role to not only maintain low furniture prices for the community but also for the many high paying jobs the furniture store creates now and in the future. Riverdale Furniture looks forward to a long term partnership with the City of Riverdale

Next →

to achieve excellence. Furniture Outlet of Riverdale formally Apologizes for past violations mentioned above and wishes to do better in the future! We also appreciate the support of all the city workers for the hard work and effort they do on a daily basis to make sure the city runs well. We also appreciate the community support we have received past and present patronizing our store. Again, We here at Riverdale Furniture Outlet apologize for any inconvenience this may have caused and promises to do better in the future. We look forward to getting to know, serve and create lasting friendships and serve the community here in Riverdale.

"We love Riverdale Man"

Sincerely,

Owner/EM

John Carter



Utah State Tax Commission

TAXPAYER SERVICES DIVISION 210 N 1950 W SALT LAKE CITY Utah 84134-9000

Website: tax.utah.gov

atL012 03/2024

Sales Tax License and/or Use Tax Certificate of Registration

RIVERDALE FURNITURE OUTLET INC
RIVERDALE FURNITURE OUTLET INC
1156 W RIVERDALE RD
RIVERDALE UT 84405-3778

Account Number: **15795213-003-STC**

This business is registered to make
taxable sales from the
incorporated city of:
Riverdale

Outlet: 0001 Issued: January 15, 2024 Valid until revoked or cancelled. Post in a noticeable place.

This business is authorized to make taxable sales, purchase tax free for resale, collect and remit sales and use taxes in the State of Utah. The authority to engage in business is subject to city and/or county business licensing laws and other rules and regulations. This license may be revoked for violations or failure to comply with these laws, rules and regulations. If this business moves, closes or is sold, you must contact the Tax Commission immediately by calling 801-297-2200 or toll free 1-800-662-4335 and return this license to the Tax Commission for cancellation. This license is NOT transferable.

ABOVE IS YOUR
SALES TAX LICENSE

TEAR OFF AT PERFORATION AND POST IN A NOTICEABLE PLACE
Keep this portion for your records.

Account Number: **15795213-003-STC**

<<< Use this number for all correspondence or contact
with the Utah State Tax Commission.

Jurisdiction: **Riverdale**

Issued: **January 15, 2024**



Your Personal Identification Number (PIN) will be sent in a different notice in a few days.

You are required to register your account at tap.utah.gov for electronic filing, paying and managing your account. Your PIN is needed to register.

NOTICE OF LIABILITY

If you are purchasing a business, have the former business owner provide you a notice/receipt from the Tax Commission stating the sales and use taxes are paid in full. If the notice/receipt is not provided, Utah law requires you keep enough of the purchase money to pay the unpaid taxes. You may be held personally liable for any taxes not paid by the former owner.

TAX FREE PURCHASES

Merchandise purchased tax free, but used or consumed by your company, must be reported on your sales and use tax return. You must pay sales and use tax on goods that you or your company consume.



080980065

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